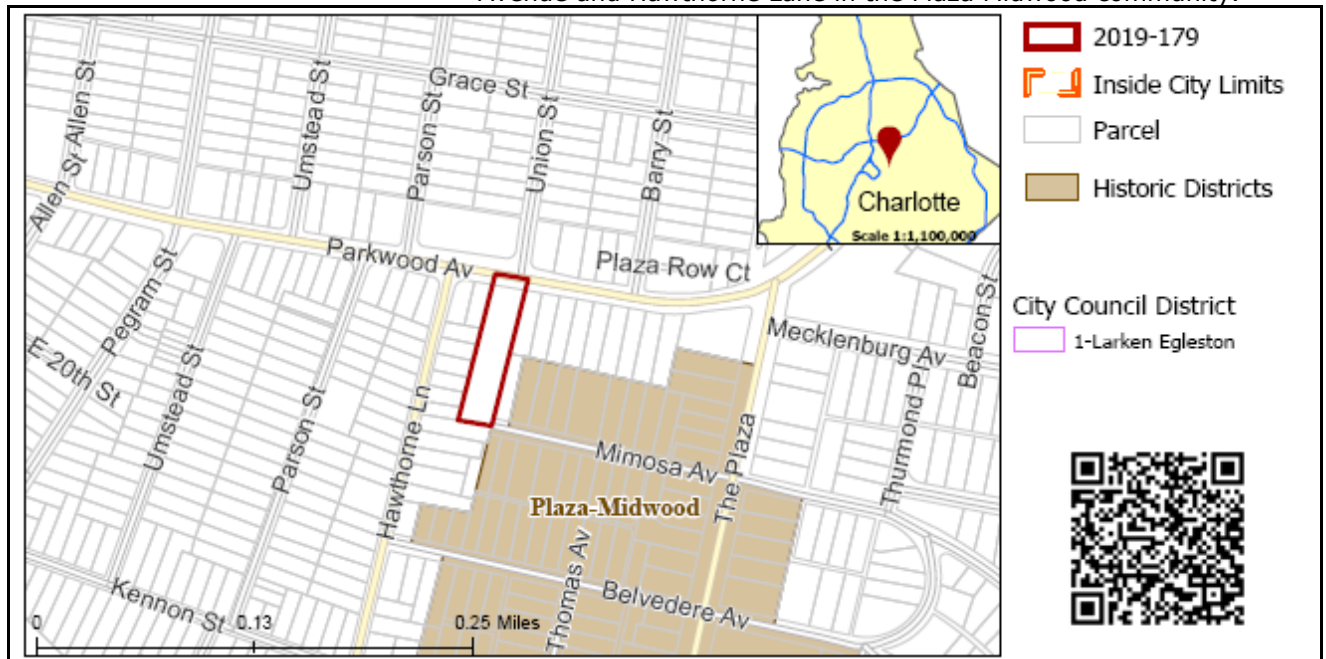


**REQUEST**

Current Zoning: R-5 (single family residential) & R-22MF (multi-family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 1 acre located near the SE intersection of Parkwood Avenue and Hawthorne Lane in the Plaza Midwood community.



**SUMMARY OF PETITION**

The petition proposes to rezone a currently vacant parcel in the Plaza Midwood neighborhood to allow for construction of 3 single family attached triplex residential units and 22 multi-family residential units (25 total units representing approximately 25 DUA).

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**

Miles Boyd and Dorothy F. Barnes  
Ronald Staley, Jr. – Verde Homes, LLC  
Paul Pennell, Urban Design Partners

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Virtual Community Meeting: 17

Second Virtual Community Meeting has been held (07/13/20).  
Number of people attending the second Virtual Community Meeting: 9

**STAFF**  
**RECOMMENDATION**

Staff does not recommend approval of this petition in its current form. Staff could support a revised plan that more closely matches the recommended land use found in the *Belmont Area Revitalization Plan* and addresses remaining outstanding issues related to transportation and site and building design.

Plan Consistency

The petition is **inconsistent** with the *Belmont Area Revitalization Plan's* (2003) recommendation for single family residential uses up to five dwelling units per acre (DUA).

Rationale for Recommendation

- The proposal of a mixture of attached single family and multi-family units is largely out of context with the surrounding neighborhood. Detached single family residential dwellings (aside from Sherman Memorial Church) are immediately adjacent to the site.
- The Belmont Area Revitalization Plan speaks to the opportunity for single family infill development on this vacant site and states that new homes should be compatible in design character with the existing adjacent housing stock.
- The proposed maximum height (3.5 stories, 45' feet for the multi-family structure fronting Parkwood Ave, 2.5 stories/35' for the remaining single family attached duplex units) does not match the scale of surrounding single family homes. Most surrounding homes are single-story structures.
- The proposed density of 25 DUA is higher than the proposed land use recommendation of 5 DUA for this site.

The approval of this petition will revise the adopted future land use as specified by the *Belmont Area Revitalization Plan* (2003) from single family residential uses up to five dwelling units per acre to residential uses up to 22 dwelling units per acre.

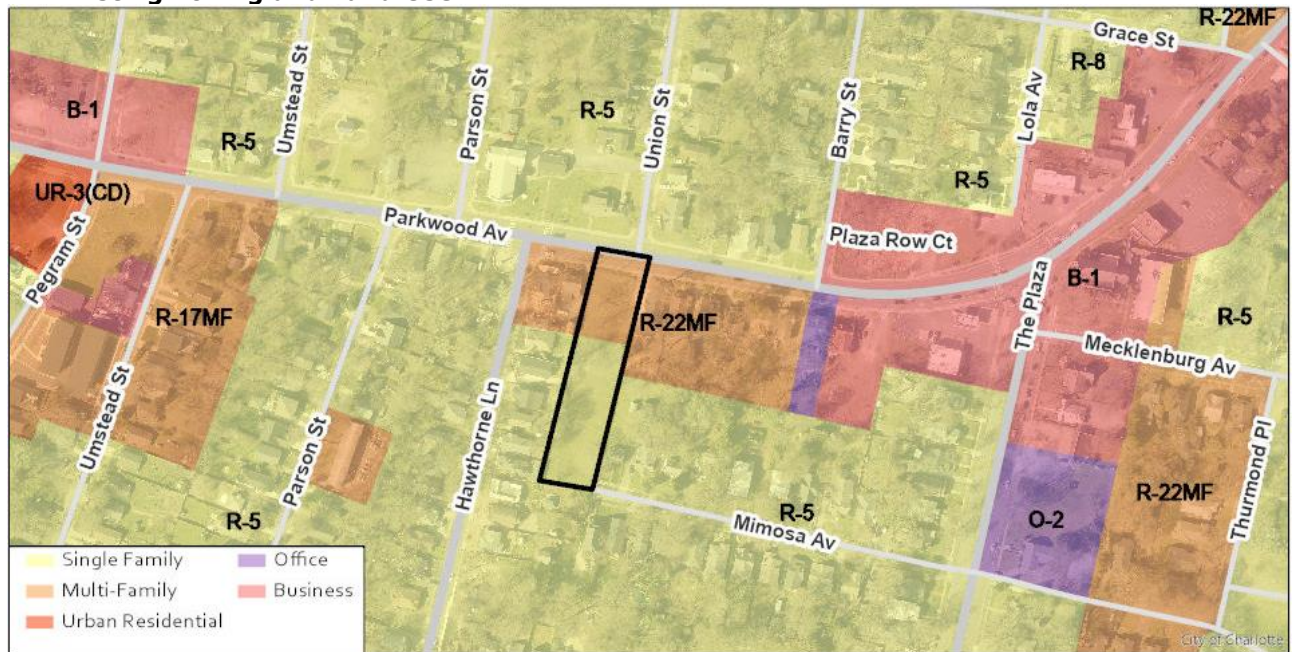
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Proposes 3 single family attached residential units and 22 multi-family residential units (25 total units/ 25 DUA).
  - Within the multi-family structure, two residential units shall be affordable units (80 percent AMI or below) for a period of 15 years.
  - Within the single family structure, one residential unit shall be affordable (50 percent AMI or below for a period of 15 years).
- Proposes the construction of two total structures, with the structure closest to Parkwood Avenue being comprised of the 22 proposed multi-family units and the remaining structure constructed near the southern extent of the property.
- Commits to a multi-family building height of 50 feet and single family attached maximum building height of 35 feet.
- Provides a driveway connection from Mimosa Avenue for one single family attached triplex building as well as a pedestrian connection from units to the sidewalk along Mimosa Avenue.
  - Commits to treating the driveway entrance at Mimosa with masonry columns on either side.
- Provides 6-foot wooden screen fence along the southern and eastern property lines.
- Commits to an improved streetscape along Parkwood Avenue comprised of an 8-foot planting strip and an 8-foot sidewalk.
- Commits to installing an ADA-compliant bus pad along the property's Parkwood Avenue frontage.
- Commits to additional architectural design standards including a commitment to specific building materials, a limitation on the usage of vinyl, the presentation of front or side to all streets, screened HVAC.
- Commits to 15' height for all detached lighting (full cutoff, downwardly directed).

- Existing Zoning and Land Use



There is no rezoning history available for this site. The subject property is split zoned, with the northern portion zoned R-22 MF and remainder zoned R-5. The site is currently vacant. It is nestled within an existing detached single family neighborhood in the NW corner of the Plaza Midwood community. Commercial development begins as you travel east along Parkwood Avenue. Much of the surrounding area is detached single family residential.





General location of rezoning boundary outlined in black dashed line/pink fill.



View of the subject property as seen from Parkwood Avenue. Single family homes are on either side.





Context of surrounding residential located along Parkwood Ave.



Streetview along Mimosa Avenue. Mimosa Avenue terminates at the southern edge of the subject property.



### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2019-156	Petition to rezone .52 acres to allow multi-family units at a density of 33.5 units per acre.	Approved

### • Public Plans and Policies



- The *Belmont Area Revitalization Plan (2003)* recommends single family residential uses up to five dwelling units per acre for this site.
- **TRANSPORTATION SUMMARY**
  - The site is located on a major thoroughfare road. The site commits to installing the required streetscape along Parkwood Avenue. CDOT is requesting the petitioner update the site plan to construct a driveway that meets the Charlotte Land Development Standards.
- **Active Projects:**
  - Parkwood (N. Davidson – The Plaza) Improvements

- This project will install pavement markings to create a buffered bike land on Parkwood Avenue from Belmont Avenue to The Plaza. Several new signals will be added within the project limits as well.
- **Transportation Considerations**
  - See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land use).
    - Entitlement: 50 trips per day (based on 5 dwellings).
  - Proposed Zoning: 140 trips per day (based on 20 dwellings (3 single family; 22 multi-family)).

#### **DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Housing and Neighborhood Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 3 students, while the development allowed under the proposed zoning may produce 1 student. Therefore, the net decrease in the number of students generated from existing zoning to proposed is 1 student.
  - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
    - Shamrock Gardens Elementary remains at 107%
    - Eastway Middle remains at 118%
    - Garinger High remains at 122%.

**Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Parkwood Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Parkwood Avenue. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

#### **OUTSTANDING ISSUES**

##### Transportation

1. Revise the driveway to Mimosa Avenue to meet Charlotte Land Development Standards Manual for two-way circulation since it is a shared driveway.

##### Site and Building Design

2. The petitioner should present a design that is more aligned with the future land use of the parcel and reflective of the surrounding residential context that is proximal to the site along Mimosa Avenue and Parkwood Drive. These changes should reflect a reduction in density, height, and overall impervious area of the proposal. The proposed surface parking lot is not supported in any form.

#### **REQUESTED TECHNICAL REVISIONS**

##### Site and Building Design

3. Coordinate with Charlotte Fire to resolve the required provision of an approved turnaround.

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** William Linville (704) 336-4090